

**MINUTES  
PLANNING BOARD MEETING  
TOWN OF BOWDOINHAM  
13 SCHOOL STREET-KENDALL ROOM  
JULY 25, 2024 – 6:00 P.M.**

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MEMBERS PRESENT: Tracy Krueger (Vice Chair)  
Richard Joyce  
Reeve Wood

MEMBERS ABSENT: Nate Drummond, Justin Schlawin, William Shippen, Chris  
Vonderweidt

STAFF PRESENT: Yvette Meunier, Town Planner; Jason Lorrain, Code  
Enforcement Officer

**1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM**

On Thursday, July 25, 2024 a meeting of the Bowdoinham, Maine Planning Board was held in the Kendall Room at the Town Office. In the absence of Chairman Drummond, Vice Chairman Krueger called the meeting to order at 6:07 p.m. It was determined that a quorum was present. It was noted that Mr. Joyce would be a voting member.

**2. CONSIDERATION OF MEETING MINUTES FROM JUNE 27, 2024**

This agenda item was moved near the end of the meeting.

**3. OLD BUSINESS**

**SAMMCO CONDOS – APPLICANT, SAMMCO HOLDINGS, LLC, IS PROPOSING A TOTAL OF 14 RESIDENTIAL CONDO UNITS ON POND ROAD AT THE INTERSECTION WITH MAIN STREET (ROUTE 138), IDENTIFIED BY MAP U07, LOT R005B**

Vice Chairman Krueger read the agenda item and said at this meeting we will go through all the items in the checklist, then the applicant can submit the actual application. She added that this project is a three-step process and the next step will be the submittal of the application and then the taking of comments/questions from members of the public at a Public Hearing.

The Board reviewed each of the requirements of the checklist and were in agreement that responses were to the Boards satisfaction. It was noted that the septic information will be added to the plan and that the lot is actually U07-005B which should be updated throughout.

Next, the Board then went through the Performance Standards.

Applicant Joshua Sammon, of Sammco Holdings, LLC introduced the project. He said the State of Maine is in need of additional housing and that is what they (Sammco Holdings, LLC) does. Two buildings, a total of 14 units, will be built on land at the intersection of Route 138 and Route 125. The units will be constructed generally identical with one another. They will have living space on the ground floor and bedrooms in the upper level. The buildings will utilize underground electricity, telephone, private septic sewer, and public water supply. The driveway entrance has adequate sight distance in both directions along Route 125. SJR Engineering, Inc. in Monmouth, has been retained to assist with the permitting and technical aspects of the project.

Mr. Sammon said the buildings will be close to the highway and will be a good place to live and good for the chosen housing.

Board member Joyce asked where the sewage disposal field is located. Mr. Sammon responded that it is not on the plan yet but it will be up out of the wetland area, and he came to the Board's table to show Mr. Joyce where it will be placed.

Two citizens in attendance wanted to ask a couple questions and were given permission to do so. Melinda Norko of 9 Feldspar Lane said the building would be large and asked why it was placed as shown on the plan. Response from Mr. Sammco was that the placement of the buildings were to maximize the lot and avoid the wetland area. Ms. Norko asked that the drawings show buffering behind the large buildings and perhaps some type of privacy fencing to separate her property. She also asked that the buffer along the walking trail be greater than 150 feet. Todd Lamoreau, 347 Main Street asked how the wetlands are located. The board described the types of soil and plants dictate their location. He came to the Board table and was shown where the wetlands are located to his satisfaction. He said the buildings are approximately 20-feet from his property line and he would like to see the buildings moved back.

Code Enforcement Officer Lorrain said he received an email from Steve Casey of 364 Main Street commenting on the location of the project and asked if it could be moved back on the lot. Vice Chairman Krueger said the Board will have to make a finding regarding visual impact.

At this point, motion was made by Mr. Wood, seconded by Ms. Krueger, and it was unanimously (of those present)

**VOTED**

That the Board finds that appropriate areas are being proposed for development.

The Board then went through the Design Standards and General Performance Standards for Subdivisions, including:

- Traffic – Will increase very little.
- Visual Impact – Consideration will be given to fences, trees, and bushes.
- Utilities – Will be overhead and underground for lighting.
- Water Supply – Need letter from Water Utilities stating the project can be supplied.
- Sewage Disposal – Show septic on plans.
- Fire Protection – Need letter from Fire Chief saying no concerns.
- Check with State Fire Marshall.
- Financial Capacity – Need letter in file from financial institution.
- Technical Ability – Information provided in narrative
- Wetlands and Water Quality – Addressed.
- Need culvert under crossing of wetland areas.
- Ground water – Show how handled.
- Wildlife Habitat – No concerns.
- Environmental Impact – To be discussed.
- Solid Waste Management – Explain how to be handled.
- Air Quality – OK because of heat pumps in buildings.
- Water Quality – Discussed need to protect groundwater from salt usage in parking area.
- Stormwater – Submit report.

The applicant thanked the Board for review of the project. Town Planner, Ms. Meunier reminded the applicant that all submittals need to be submitted to the Planning Department 21 days prior to a meeting.

#### **4. CONSIDERATION OF MEETING MINUTES FROM JUNE 27, 2024**

The Board reviewed the minutes.

Motion was made by Mr. Wood, seconded by Ms. Krueger, and it was unanimously (of those present)

#### **VOTED**

To approve the minutes of the June 27, 2024 meeting as written.

#### **OTHER BUSINESS**

#### **5. FUTURE MEETING DISCUSSION**

There was no discussion on this item.

#### **6. ADJOURN**

Motion was made, seconded, and it was unanimously

**VOTED**

To adjourn the meeting at 8:35 p.m.

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